### CITY COUNCIL REPORT



MEETING DATE: January 10, 2006

ITEM NO. **3** GOAL: Coordinate Planning to Balance Infrastructure

#### SUBJECT

### Desert Estates at Pinnacle Peak Subdivision Final Plat - 5-PP-2003

### REQUEST

Request to approve a final plat for a single-family subdivision on 160+/- acres containing 73 lots and amended development standards.

### **Key Items for Consideration:**

- Three significant washes cross this site
- Servicing involves the extension of sewer and water lines to the site
- Neighborhood contact has occurred including one open house along with continued dialog with neighbors. Some neighbors have requested that a public trail easement be dedicated along the major wash crossing the site

### Related Policies, References:

- The area was annexed from the County in 1983 with Rural 43 zoning
- Case 113-ZN-84 rezoned the site to R1-70HD (Residential) Dist. in 1984
- Case 9-PP-2000 gave plat approval for 141 lots on the adjacent 245 acre Scottsdale National site in 2000
- Cases 10-GP-2000 and 31-ZN-2000 amended the General Plan and rezoned the 245-acre Scottsdale National site to R1-70 and R1-130 ESL (Residential) District in 2001

OWNER

Pinnacle Peak East LpP 602-954-0300

APPLICANT CONTACT

Tom Rief, Land Development Services 480-946-5020

LOCATION

Southeast corner of 132nd Street & Dynamite Blvd.

### DYNAMITE BLVD. / RIO VERDE SITE PINNACLE VISTA DR S. 136TH 32ND JOMAX ROAD General Location Map N.T.S.

### BACKGROUND

### Zoning.

The site is zoned R1-70 ESL (Residential) District. The zoning district allows for single-family residential lots on parcels of 70,000 square feet (1.6 acres) or greater with an allowed density of 0.55 dwelling units per acre or 88 lots. Amended development standards are requested as part of this case.

### General Plan.

The General Plan Land Use Element identifies the area as Rural Neighborhoods. This category includes relatively large lot single family neighborhoods situated in gentle to moderate slopes and rolling terrain, intersected by significant washes. Care is required in the development of these sites due to desert

vegetation, washes and natural features.

#### Context.

This subdivision is located at the southeast corner of 132<sup>nd</sup> St. and Dynamite Boulevard. The surrounding property is zoned R1-70 ESL (Residential) to the north and west, R1-130 ESL (Residential) to the south and R1-190 ESL (Residential) and Rural-43 (Maricopa County) to the east.

### APPLICANT'S PROPOSAL

### Goal/Purpose of Request.

The request is for approval of a 160 acre (gross), 73-lot residential subdivision with a density of 0.46 dwelling units per acre. The site has access from internal public roadways extending from 132<sup>nd</sup> Street on the west and136<sup>th</sup> Street on the east. No direct access is provided from Dynamite Blvd. to the north and a 100-foot wide Scenic Corridor is provided along the south side of the road. Three major washes cross the site from west to east. The northerly wash carries flows of 315 CFS, the central wash carries 1,025 CFS and the southerly wash carries 700 CFS. The southerly two washes combine to total 1,725 CFS exiting the property at the southeast corner of the site. Perimeter and internal road wash crossings are for both dry (culvert) and wet (100-year flood level, emergency vehicle accessible) standard. Staff have stipulated that Lots 64 and 65 be combined into a single lot due to floodplain and building site issues and the applicant has agreed to this stipulation.

The site has a rolling topography with slopes ranging from 2-25% but averaging about 5-10% and steeper areas in the northeastern corner. Three large boulder areas are located in the southeast corner of the site, but are excluded from construction envelopes. Lots vary in size from 52,500 to 348,480 square feet with an average of 77,996 square feet. Buildings are located within construction envelopes, which are situated outside the 100-year floodplain and range in size from 25,000 to 35,000 square feet. Amended development standards (25% reductions) are requested for lot area (70,000 to 52,500 square feet), lot width (250 to 188 feet), front and rear yards and distance between main buildings on adjacent lots (60 to 45 feet) and side yard (30 to 23 feet).

The justification for amended development standards is the provision of additional NAOS with about 90 acres (56%) provided and stipulated with only 49.7 acres required. About 40 acres of NAOS will be dedicated within washes as drainage easements and along the scenic corridor at the time of plat dedication with the remaining 50 acres of NAOS dedication at the time of development of each lot according to an NAOS table.

### Key Issues.

- Staff has stipulated combining Lots 64 and 65 into one lot as a result of outstanding floodplain issues
- With the Final Plat approval, the developer is required to provide assurances guaranteeing the necessary street, sewer and water line improvements
- The site is subject to the ESLO-2 update provisions, including maximum 24 foot building height
- No perimeter walls are proposed

### Community Impact.

The plat will create 73, 1.6+/- acre lots on the site and result in road

improvements, trail dedication and the extension of sewer and water services to the site. Comments from neighbors at the open house relate to improvements of adjacent streets, servicing, wash protection and equestrian use of site washes.

### **IMPACT ANALYSIS**

#### Traffic.

The project will result in approximately 723 vehicle trips per day. This traffic will primarily utilize Dynamite Boulevard, which is currently developed as a 2-lane road and is adequate to accommodate the additional traffic. No direct access is provided from Dynamite Boulevard, but access will be provided from 132<sup>nd</sup> and 136th Streets and Pinnacle Vista Drive, which will be widened and developed as part of the project improvements. Both dry (culverted) and wet (atgrade, 100-year emergency vehicle access) wash crossings are provided with one box culvert and one at grade crossings on each of 132<sup>nd</sup> Street, 136<sup>th</sup> Street and Pinnacle Vista Drive. Internal streets are public. Public trail easements are provided along Dynamite Boulevard and 136<sup>th</sup> Street in accordance with the City Trails Master Plan.

### Parking.

The Ordinance requires two parking spaces be provided for each dwelling. This will be met on each lot at the time of development.

### Development information.

• Existing Use: Horse Ranch

• Buildings/Description: The few existing ranch buildings including a

mobile home, will be removed

• Parcel Size: 160 acres (gross)

Building Height Allowed: 24-feet
 Existing Building Height: 20-feet

• *Proposed Lots:* 73 residential lots with an average of 78,000

+/- square feet

• Other: Scenic Corridor, NAOS and trail dedication

are provided plus street and infrastructure

improvements

### Water/Sewer.

Sewer and water services will be extended to the site at the owner's expense, from about two to four miles to the west near 114<sup>th</sup> Street and Dynamite Boulevard. Over-sizing of sewer and water lines is anticipated with payback agreements to allow additional City landowners to connect and service area properties in the future. With the final plat submittal, the developer is required to provide assurances to guarantee installation of sewer and water facilities. A limited number (24) of lots may be allowed to initially develop using septic tanks, however, these and the remaining lots will be subsequently required to connect to the sewer system when it is available.

#### Police/Fire.

The site will be served by the City of Scottsdale Police Department and Fire Department. This plat has been reviewed and meets the requirements of these agencies.

### Schools District comments/review.

Cave Creek Unified School District was sent a written notification of this proposed plat. Following the written notice, the applicant contacted John Gordon a representative of the School District to discuss the plat. The School District representative did not object to this proposal.

### Open space, scenic corridors.

The plat will provide for a 100-foot wide Scenic Corridor adjacent to the south side of Dynamite Boulevard. A total of 90 acres will be dedicated as on-lot NAOS, within the 100-year floodplain of washes, with the Scenic Corridor and through a NAOS table as the lots develop. A total of 49.8 acres of NAOS is required with the additional amount provided as an amenity and as justification for amended development standards.

### Policy Implications.

The applicant is requesting amended development standards by up to 25% for reduced lot area, lot width, front, side and rear yards and distance between buildings. The amended development standards do not affect the allowable density, which would allow up to 88 lots while 73 lots are proposed. The site is subject to the provisions of the ESLO-2 update including 24 foot building heights.

### Community Involvement.

Letters of notification of the project and a scheduled open house were sent to over 50 area residents including Rio Verde Horseman's Association. A 4 foot x 4 foot early notification and public open house sign was posted on the site. An open house was held on May 23, 2003, to explain and receive feedback on this project. Approximately ten people attended the open house. Comments related to washes and drainage, road improvements, timing of provision of sewer and water systems, the Scottsdale National case and trails. The applicant also conducted follow-up neighborhood contacts. Staff has received a letter from the Rio Verde Horseman's Association and has among other things, requested a public trail easement be dedicated along the major wash crossing the site.

### OTHER BOARDS AND COMMISSIONS

### Development Review Board.

The Development Review Board heard this preliminary plat on January 8, 2004, and recommended approval, 4-3. Concerns were expressed by dissenting Board members regarded the availability of sewer connections for this plat and the lack of the dedication of an equestrian trail through the site.

#### RECOMMENDATION

Approve

### RESPONSIBLE DEPT(S)

Planning and Development Services Department

**Current Planning Services** 

### **Scottsdale City Council Report**

### 5-PP-2003

STAFF CONTACT(S)

Al Ward, AICP

Senior Planner

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Randy Grant

Chief Planning Officer

480-312-7995

E-mail: rgrant@ScottsdaleAZ.gov

Peter Deeley

Project Coordination Manager

480-312-2554

E-mail: pdeeley@ScottsdaleAZ.gov

**APPROVED BY** 

Randy Grant

Chief Planning Officer

Date

124,05

Frank Gray

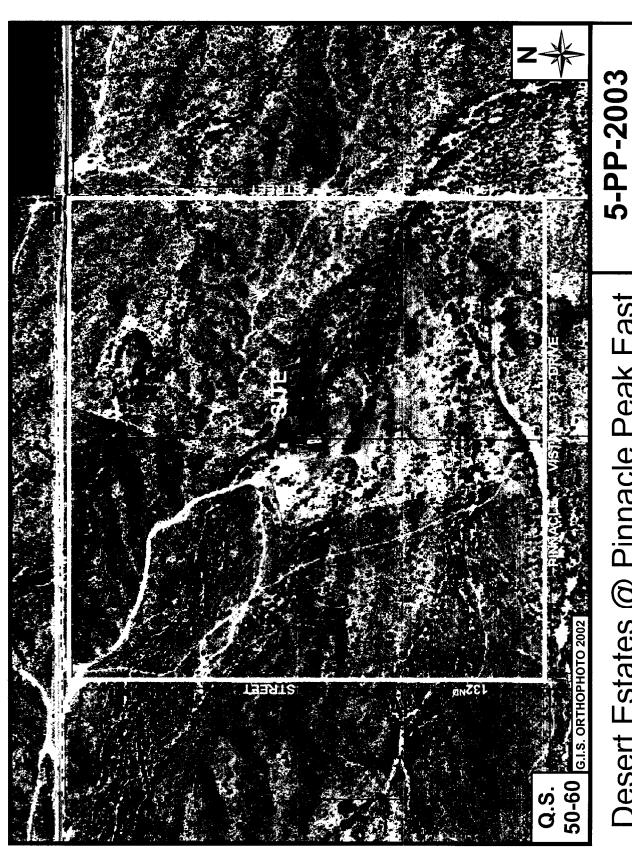
General Manager Planning and Development Services

Ed Gawf

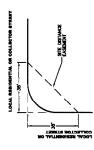
Deputy City Manager

**ATTACHMENTS** 

- 1. Context Aerial
- 2. Final Plat
- 3. Preliminary Plat
- 4. Development Review Board Staff Report
- 5. Development Review Board Minutes

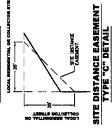


Desert Estates @ Pinnacle Peak East



SITE DISTANCE EASEMENT TYPE "A" DETAIL PARKWAY STREET TYPE SITE DISTANCE EASDADIT





# TRACT TABLE

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TRACT	TRACT "A"	TRACT B	TEACT "D"

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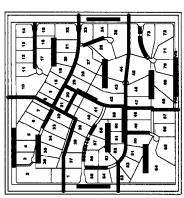
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# FINAL PLAT

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SCOTTSCALE, AZ 80251
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KEY MAP 📶

# **ACKNOWLEDGEMENT**

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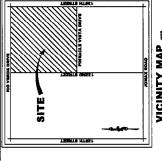
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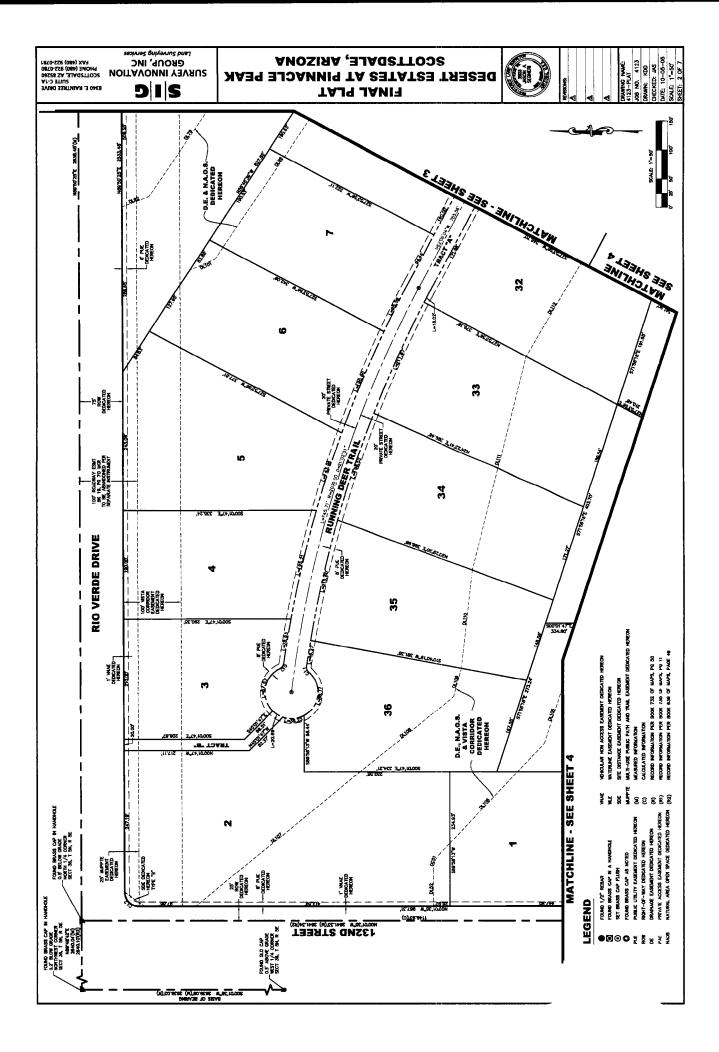
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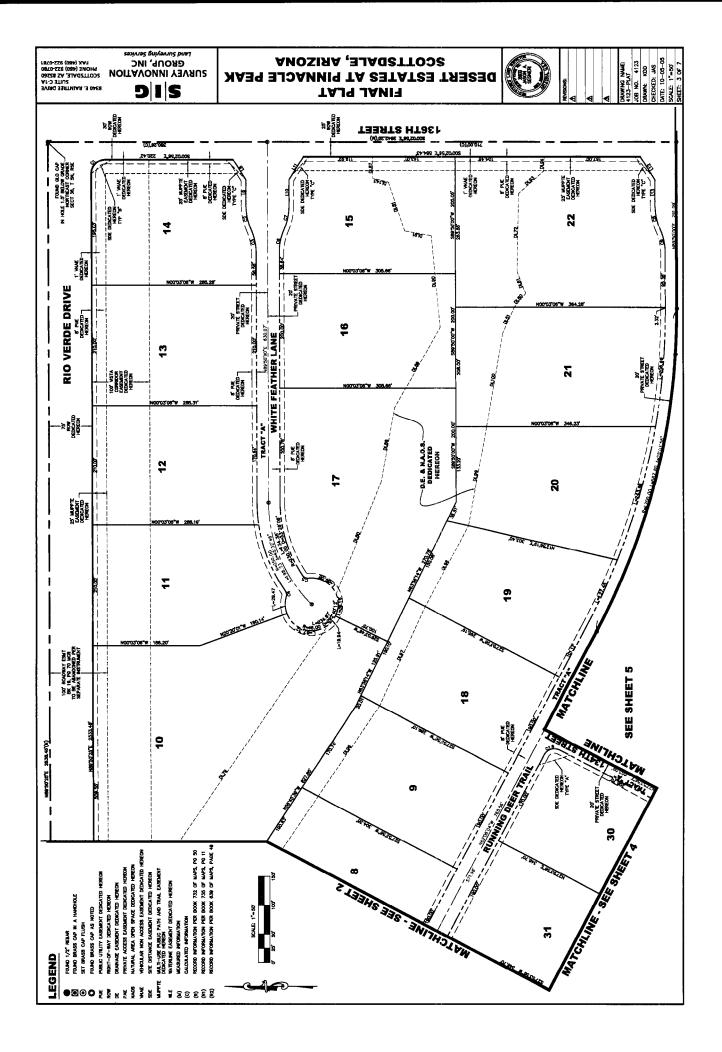
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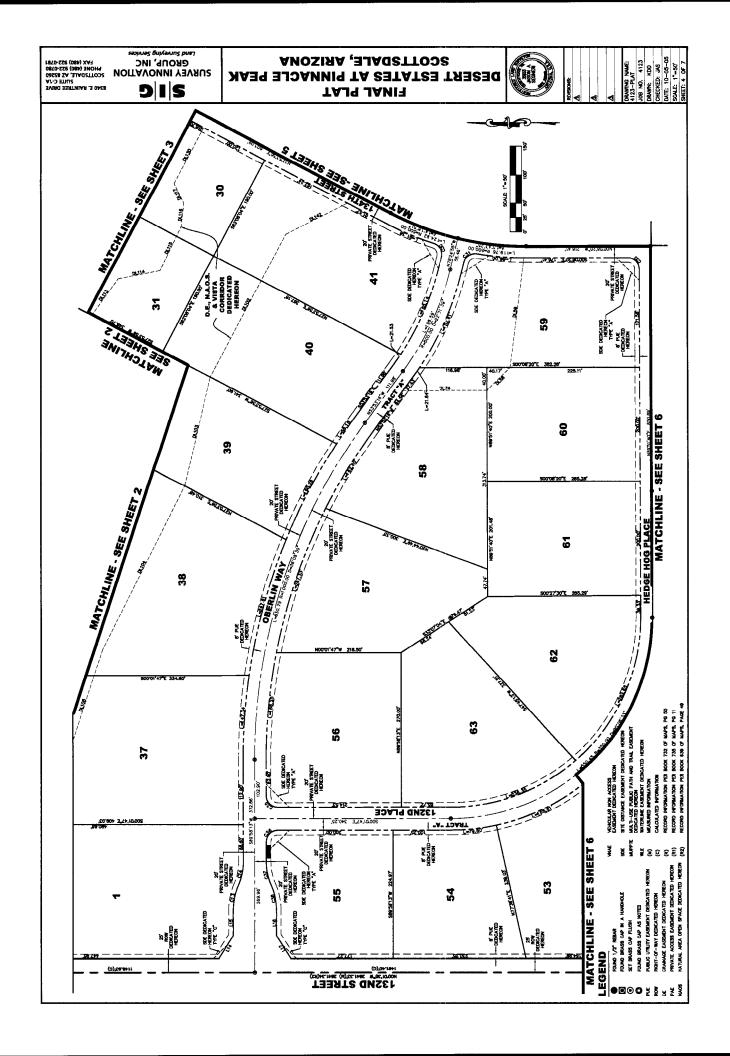
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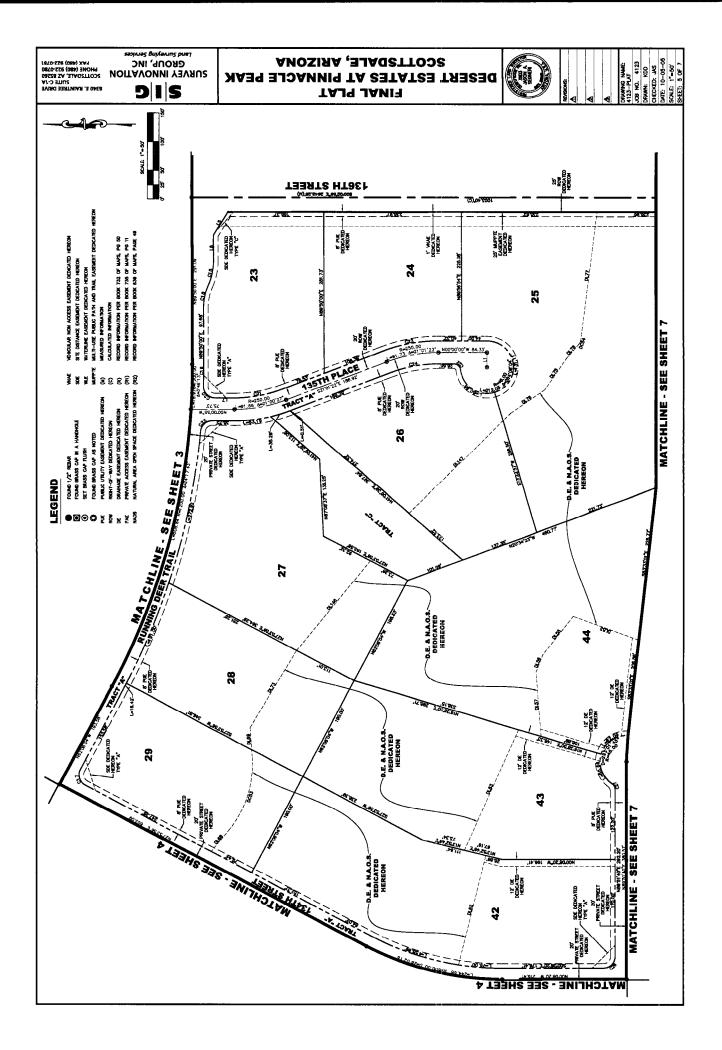
SCOTTSDALE, ARIZONA DESERT ESTATES AT PINNACLE PEAK TAJ9 JANI3

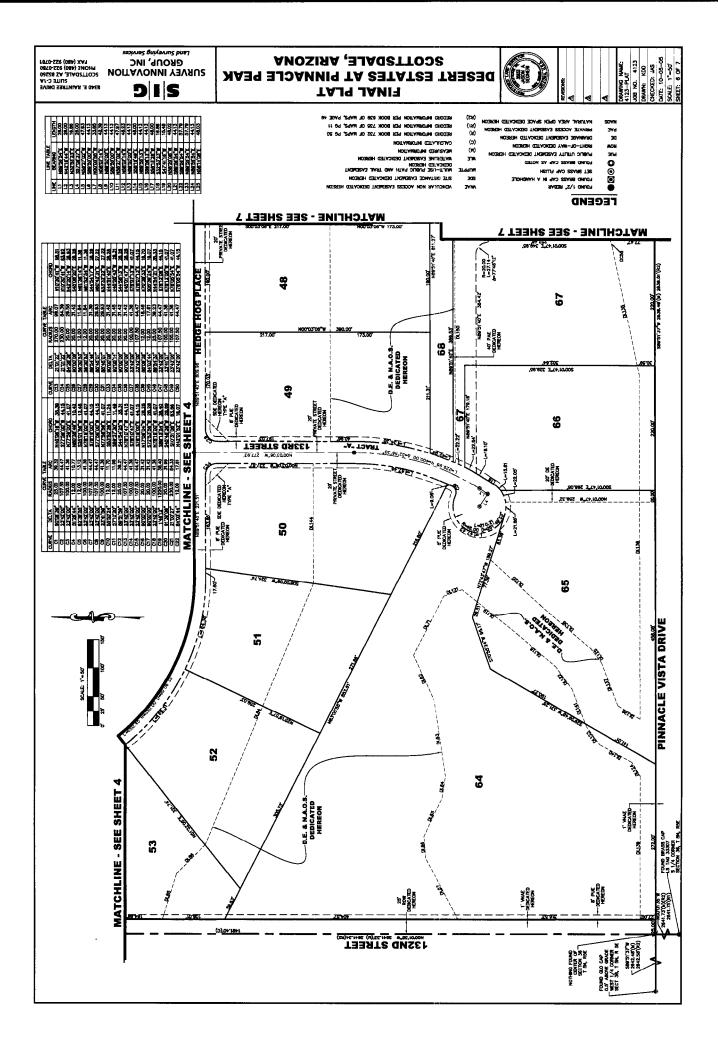
ATTACHMENT #2

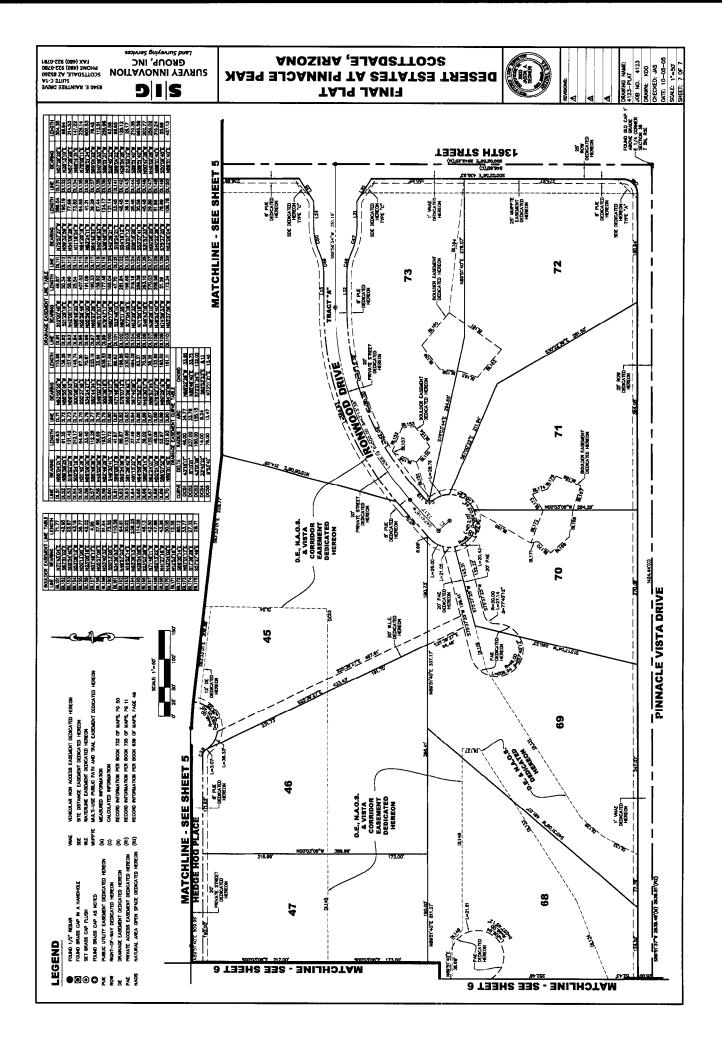


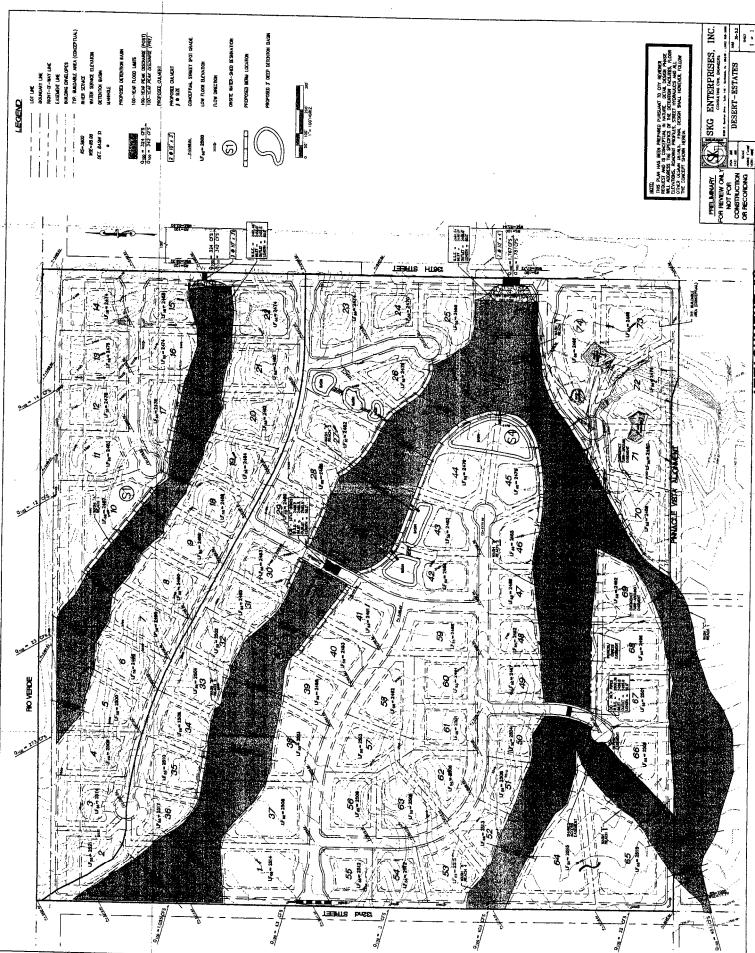












ATTACHMENT #3

4

### **DEVELOPMENT REVIEW BOARD REPORT**



MEETING DATE: January 8, 2004

ITEM NO.

5 G

GOAL: Coordinate Planning to Balance Infrastructure

### **SUBJECT**

### **Desert Estates at Pinnacle Peak Subdivision**

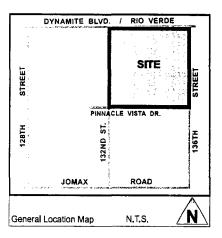
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5-PP-2003

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OWNER

Pinnacle Peak East Lp 602-954-0300

**APPLICANT CONTACT** 

Tom Rief, Land Development Services 480-946-5020

LOCATION

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## APPROVED

DATE INITIALS

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APPROVED

1. X. O.L. INITIALS

DATE

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• Other: Scenic Corridor, NAOS and trail dedication

is provided plus street and infrastructure

improvements

### Water/Sewer.

Sewer and water services will be extended to the site at the owner's expense, from about 2 to 4 miles to the west near 114<sup>th</sup> St. and Dynamite Blvd. Over sizing of sewer and water lines is anticipated with payback agreements to allow additional City landowners to connect and service area properties in the future. With the final plat submittal, the developer is required to provide assurances to guarantee installation of sewer and water facilities. A limited number (25) of lots may be allowed to initially develop using septic tanks however, these and the remaining lots will be subsequently required to connect to the sewer system when it is available.

# APPROVED 1.8.04 INITIALS

### Police/Fire.

The site will be served by the City of Scottsdale Police Department and Rural Metro emergency and fire services. This plat has been reviewed and meets the requirements of these agencies.

### Schools District comments/review.

Cave Creek Unified School District was sent a written notified of this proposed plat. Following the written notice, the applicant contacted, John Gordon a representative of the School District to discuss the plat. The School District representative did not object to this proposal.

### Open space, scenic corridors.

The plat will provide for a 100 foot wide Scenic Corridor adjacent to the south side of Dynamite Blvd. A total of 90 acres will be dedicated as on-lot NAOS, within the 100-year floodplain of washes, with the Scenic Corridor and through a NAOS table as the lots develop. A total of 49.8 acres of NAOS is required with the additional amount provided as an amenity and as justification for amended development standards.

### Policy implications.

The applicant is requesting amended development standards by up to 25% for reduced lot area, lot width, front, side and rear yards and distance between buildings. The amended development standards do not affect the allowable density, which would allow up to 88 lots while 73 lots are proposed. The site is subject to the provisions of the ESLO-2 update including 24 ft. building heights.

### Community involvement.

Letters of notification of the project and a scheduled open house were sent to over 50 area residents including Rio Verde Horseman's Association. A 4 x 4 foot early notification and public open house sign was posted on the site. An open house was held on May 23, 2003 to explain and receive feedback on this project. Approximately 10 people attended the open house. Comments related to washes and drainage, road improvements, servicing, the Scottsdale National case and trails. The applicant also conducted follow-up neighborhood contacts. Staff has received a letter from the Rio Verde Horseman's Association and has among other things, requested a public trail easement be dedicated along the major wash crossing the site.

OPTIONS AND STAFF
RECOMMENDATION

Staff Recommendation

Approve, subject to the attached stipulations.

RESPONSIBLE DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

Al Ward

Senior Planner

Phone: 480-312-7067

E-mail: award@scottsdaleAZ.gov



**APPROVED BY** 

Alan Ward Report Author

Jayna Shewak

Development Planning Manager

**ATTACHMENTS** 

1. Applicant's Narrative

2. Context Aerial

2A. Aerial Close-Up

3. Zoning Map

4. Preliminary Plat

5. Building Envelopes

 NAOS Dedicated with Plat and NAOS Table Dedicated with Development of Lots

7. Landscape and Walls

8. Trails

9. Sections

10. Amended Development Standards

A. Stipulations

B. Ordinance Requirements

**APPROVED** 

DATE

INITIALS

**VICE CHAIRMAN CORTEZ** stated that a commitment was made and this Board needs to honor those commitments because it sets bad precedence if they differ from that point of view regarding the solid wall. He further stated that there was no issue that Portales property owners do have the right to build a wall but he believed it is the purview of this Board to act upon the character and aesthetic of the existing wall being brought before them today. He reported that he would not be in support of the motion.

MR. JONES inquired if they were to do a 50/50 wall and part of it is wrought iron is there was any reason that the residents could not grow vines over the wrought iron to make it a private wall. Ms. Shewak replied they could install landscaping without a permit or approval process.

**MR. SCHWARTZ** stated that he felt they should go by the merits of the case today because the Developer is not here to defend his actions and they have nothing to prove that area was promised to be kept open in perpetuity.

MR. D'ANDREA stated that he was originally against having the wall. The reason he was against it because the walls on that street are not inviting. He further stated later after having a chance to meet with the homeowners and walk around the community he would agree that they have the right to put up the wall so he would support the wall that the property owners of Portales want to build.

**COUNCILMAN SILVERMAN** called for the vote.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO THREE (3) WITH VICE CHAIRMAN CORTEZ, MR. JONES, AND MR. SCHMITT DISSENTING.

### **REGULAR AGENDA**

5-PP-2003

Desert Estates at Pinnacle Peak

Preliminary plat

SEC of 132<sup>rid</sup> St. & Dynamite GEO Dimensions, Engineer

**MR. WARD** presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

**TOM RIEF,** Land Development Services stated that there is an active cattle ranch on the property. He further stated the area is rural in character and primarily undeveloped with an R1-170 zoning. He remarked based on the size of the parcel they would be allowed 88 units but the plan is for 74 units. This request for 74 lots with amended development standards will provide a subdivision that blends with the existing character of the area. He further

remarked that the plan has been refined and the revised plan is more sensitive. He noted that about 50 percent of the site would be open space. He presented information on the neighborhood discussions. He commented they are committed to working with staff and the neighbors. He reported they are not proposing perimeter walls. He presented information on the drainage for the site and erosion control measures. He discussed the sewer issues associated with the site noting they have agreed to up to 24 lots to be developed with septic as a temporary solution while the city undergoes and completes their analysis of waste water in the area. He also commented that they are not proposing streetlights.

Mr. Rief stated that this proposal complies with the city requirements for trails. He further stated that some of the neighbors would like to have a trail within the wash. He noted that this wash historically has not been used for public trail and the ownership felt it would create safety and maintenance issues.

Mr. Rief stated they would request some flexibility allowed with regard to the stipulation on turn lanes to be constructed along Dynamite for west bound traffic on 136<sup>th</sup> and 132<sup>nd</sup> because they don't feel there would be a lot of traffic coming from Rio Verde entering the site. They would like the flexibility to commission a traffic study to better understand the traffic patterns, and if the traffic warrants the turn lanes they would put them in, but if it does not warrant the traffic lanes they would like the flexibility to work with staff to remove that requirement. He further stated there is a stipulation under drainage that requires access to the drainage basins and it defines very specifically how access would be provided, and they would like the opportunity to have flexibility to work with staff on the exact location of that access.

MR. JONES inquired if there was anything about the diagonal trail through the wash that connects to other existing trails where the needs are not met with the perimeter trail that the City has in the master plan. Mr. Hamilton provided an overview of trails locations on the master plan for this area. He stated from a staff level they would not be able to stipulate the applicant to dedicate the trail in the wash but they would gladly accept it as a public trail.

**MR. D'ANDREA** inquired if there would be horse privileges on this property. Mr. Hamilton stated the area surrounding does allow equestrian rights. He further stated typically if the CC&Rs don't prohibit it would be allowed.

MR. SCHWARTZ requested clarification on the septic issue.

**DAVID GULINO,** Land Development Services, provided a brief overview of the conversations with the Water Resources Department related to the septic. He stated the City is in the middle of a study trying to figure out this issue. Doug

Mann, Water Resources Engineer, City of Scottsdale, stated they are currently doing a study to determine the feasibility of water service for this area so they are not in the position to say that sewer is a recommended method to provide waste water service for this area. He further stated that he would like to make it clear that the 24 units were conceded to because of discussions with Scottsdale National and to make pump system work. He noted that they wanted time to finish the study.

(COUNCILMAN SILVERMAN OPENED PUBLIC TESTIMONY.)

**NENA HENRY,** 27411 N. 152<sup>nd</sup> Street, stated she is representing her membership of 470 members. She discussed the flood concerns in this area. She remarked that run off is a serious problem. She commented on the septic system issues in the County. She requested that they look very carefully at trail access because there are a lot of horses in this area.

**TONY NELSSEN**, 7736 E. Redbird Road, stated he would like to speak to the appropriateness of allowing equestrian trail access in that wash. He further stated it makes sense. He remarked this is historically an equestrian area.

**SAM WEST**, 8160 N. Hayden Rd. #I-210, stated this is a rural equestrian area. He discussed his concerns regarding the drainage in this area. He stated on page 13, Stipulation No. 5 reads: "Storm Water Storage Requirement: The developer has received an approved storm water storage waiver. There are no in lieu fees for this project as per the storm water storage waiver." He commented he finds conflict between this statement and other statements that allude to how to deal with the control of water. He remarked this site is rolling and he would like to see something done to grant some sort of relief on the street standards that the City normally enforces for street slope so that this project can follow the terrain because it reduces the erosion and drainage problems by doing so. He noted with regard to sewer they need to look at the end result.

He stated horses are in this area and this project needs to embrace it and if they don't it would not follow the spirit of the General Plan. He further stated the State Statute makes a provision whereby if an owner dedicates an easement all liability incurred will be removed from them. He concluded the last item is regarding a bus stop stipulation because he felt there needs to be a provision added to deal with that issue.

(COUNCILMAN SILVERMAN CLOSED PUBLIC TESTIMONY.)

**MR. RIEF** stated regarding the bus stop it is his understanding that it is at the discretion of the Cave Creek School District. The Engineer with SKG Enterprises addressed the drainage issues. The Engineer stated they comply with the City

guidelines with regard to run off. He provided an overview of the drainage issues associated with this site.

MR. GULINO provided additional information regarding the septic. He reported that there is still a lot of work that needs to be done on this project that will be done in the final design phase. He further reported regarding the horse trails his client has concerns regarding security and privacy. He noted that with regard to the liability issue that is not as much of a concern as security and privacy.

MR. JONES stated the it would seem that the wash would be the best place to put the wash. Mr. Gulino stated that he did not think that this wash had any special significance to warrant a horse trail.

**COUNCILMAN SILVERMAN** inquired if Scottsdale National property has a master trail through the middle of the property. Mr. Hamilton replied in the affirmative. The trail on the wash is in the development agreement and came about through citizen input.

MR. SCHMITT inquired if the city felt there is significant benefit given by a trail dedicated diagonally through this property or are the equestrian needs adequately met on the trails that are already being contemplated. Mr. Hamilton stated the trail of Dynamite and the trail on 136th would meet the goals of the trails master plan.

**COUNCILMAN SILVERMAN** commented on the fact his biggest concern is regarding the drainage. He further commented that he was a little concerned about the amount of water that would be pouring through this development.

MR. SCHMITT stated Mr. Rief indicated the developer would like relief on a couple of the stipulations. He inquired about staff's position on that request. Mr. Ward stated staff would be prepared to modify the stipulations to the extent that it would leave some flexibility and allow them to get information back from the traffic engineer to look at.

MR. SCHWARTZ MOVED TO APPROVE CASE 5-PP-2003 WITH THE ATTACHED STIPULATIONS AND WITH THE FOLLOWING MODIFICATIONS:

- 1) THE APPLICANT WORKS WITH STAFF ON A VIABLE SOLUTION WITH THE TRAFFIC STUDY FOR THE TURN LANES ON DYNAMITE BOULEVARD.
- 2) THE STIPULATION REGARDING THE LIMITING THE NUMBER OF UNITS HAVING A SEPTIC TANK TO 24 BE REMOVED AND NO LIMITS

### BE PLACES ON THE NUMBER OF SEPTIC TANKS ON THE DEVELOPMENT.

### SECOND BY MR. JONES.

**MR. JONES** inquired if they would consider the variation on the stipulations separately. Ms. Shewak stated they would need to consider the motion as presented by Mr. Schwartz.

Mr. Jones requested clarification on the septic tank situation. Mr. Schwartz stated his point was that he did not think it was fair to restrict this development to the number of units they can develop just because the city does not have a viable solution. Mr. Mann stated the Water Resources Department would not have an issue with deleting the 24 units; that was a guideline to enable the city to fully evaluate the report and make a determination.

**COUNCILMAN SILVERMAN** stated that today was the first time that he has heard about the study. He further stated that he was under the impression that Scottsdale National was going to pay to bring the sewer line from 114<sup>th</sup> or wherever it is now so that both of these developments would connect to the sewer system but that might not be the case. Mr. Mann replied that may not be the case. They have not had the opportunity to complete the study and fully evaluate the impacts of putting sewer in this area. Councilman Silverman commented that he thought it was ridiculous that they don't have the answer and it makes him nervous putting all the septic tanks in all the washes in an area where this is the first go around.

**MR. SCHMITT** stated that he would agree with Mr. Schwartz that it seems unnecessary to put restrictions on the developer pending something they are uncertain about. If no harm would be caused by allowing septic on the property, why would they not do that.

**VICE CHAIRMAN CORTEZ** stated the reason he is against this motion is because they are taking the 24 number out of the stipulation and let it open to what ever is needed and they could possibly have 74 septic tanks and disrupt the soil conditions even further. He further stated he would rather keep the 24 and see what happens.

MR. SCHWARTZ stated they need to remember if sewer were not a viable option at all, they would not be having this discussion. Vice Chairman Cortez stated if sewer is not a viable option then he did not want to approve 74 septic tanks.

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MR. D'ANDREA stated he would be in favor of approving it without the 24 and if they have to come back with the 74 then so be it.

**MR. GULINO** stated that he appreciates Mr. Schwartz' position but they don't want to get into a situation where they would jeopardize their approval because they can live with the 24.

**COUNCILMAN SILVERMAN** inquired if Mr. Schwartz wanted to remove the stipulation regarding the septic tanks.

MR. SCHWARTZ AMENDED THE MOTION TO LEAVE IN THE STIPULATION REGARDING THE 24 UNITS.

**COUNCILMAN SILVERMAN** stated that he would not support the motion. He stated what is bothering him is that Scottsdale National put the trail through their property and he could understand why they would not want to but this is an equestrian area and he felt their property would be sending the wrong message.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO THREE (3) WITH COUNCILMAN SILVERMAN, VICE CHAIRMAN CORTEZ AND MS. GALE DISSENTING.

### **ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 3:55 p.m.

Respectfully Submitted

"For the Record" Court Reporters